

**LAKE GEORGE VILLAGE PLANNING BOARD MEETING
OCTOBER 16, 2024 – 5:00 PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY
MEETING MINUTES**

Board members present: Carol Sullivan (Chairperson), Patricia Dow, Walt Adams, and Dean Howland

Board members absent: Patrina Leland and Kevin Merry.

Others present: Debonnay Meyers (Planning & Zoning Clerk), Dan Barusch (Director of Planning and Zoning), Janice Fox, Rob Langley, Brianna Roush, Doug Frost, and Jennessa Frost.

Carol Sullivan called the meeting to order at 5:00 pm.

Carol Sullivan informed all that Janice Fox reached out to Debonnay Meyers to see if she could go first as they have a time restraint. Carol Sullivan asked all the applicants and each Board member if they were okay with that. There were no objections.

NEW BUSINESS:

APPLICATION: SIGN #22-2024

APPLICANT: LAKE HOUSE GRILLE – JANICE FOX

TAX MAP: 251.10-3-48

ADDRESS: 2897 LAKE SHORE DRIVE

ZONE: COMMERCIAL RESORT

Applicant is seeking approval for one free-standing sign for their business, Lake House Grille. The sign will be rectangular-shaped and will be placed on the existing structure that's currently to the right of the parking lot. The 4' by 6' sign will have "Lake House Grille" in black letters and will have one lake graphic between the words "Lake" and "House". On the bottom right of the sign, there will be a graphic of the nautical alphabet that spells out "LGNY". The sign will be lit by two flood lights pointing up and four solar lights on the top of the sign. The applicant would also like to keep the existing two 1' by 5' signs directly underneath the proposed sign if allowed.

Carol Sullivan advised that she had no questions regarding the application, so she asked the Board to express their thoughts about it. Patricia Dow inquired if her business was part of Nordick's Motel. Janice Fox said her business would share the building with Nordick's Motel, but they would be separate. Patricia Dow asked for past information regarding the sign. Janice Fox indicated that they had to fix the frame as it was hit by a snowplow last winter; but other than that, everything was the same when Blue Thirty-Two had it. Janice Fox explained that when she removed the Blue Thirty-Two sign, there were multiple layers of signs underneath it; so, she had to remove and/or paint over all the old signs to make it all a smooth surface. Janice Fox expressed her interest in keeping the existing two 1' by 5' signs. She indicated that she would have all those items on her menu, so it would make sense to keep them there. She offered to take them down if the Planning Board didn't allow them.

Patricia Dow changed the topic to discuss lighting as she had some unanswered questions. She mentioned that having the two flood lights and the four solar lights may illuminate the sign a little too much. Patricia Dow asked Janice Fox if having all those lights would be necessary. Janice Fox indicated that the two

flood lights had wiring issues and would not be used. She indicated she would only use the four solar lights temporarily until the flood lights get repaired. Patricia Dow then asked if her business would be year-round to which Janice Fox replied with yes but specified weekends only.

The conversation shifted to discuss the existing 1' by 5' signs. Patricia Dow indicated that those signs should be removed as there were a lot of food items listed. She suggested altering them and then put them back up with less food items mentioned. Before anyone else could express their thoughts on the matter, Carol Sullivan indicated that there was a section in the Village Code that did allow them to have those signs; so, she turned the conversation around to ask the Board if they had any other questions. The Board indicated they had some questions about the solar lights. Janice Fox said she picked the solar lights because they were eco-friendly, and it didn't need intense installation. Carol Sullivan asked how long it would take for the light repair. She asked because to her understanding, the solar lights would be there until the flood lights got repaired. Janice Fox informed the Board that she wasn't sure of the timeframe; but expressed that if she decided to change the lighting based on what the electrician found, she would reappear with a new application. Carol Sullivan asked if the solar lights would work in the wintertime as the sun exposure drops drastically. Janice Fox said she was hopeful.

Patricia Dow changed the conversation to talk about the look of the sign. She said per the Village Code, signs were allowed to have a certain number of colors and graphics. She asked the Board to review to ensure it followed regulations. The Board determined the sign was fine and followed the regulations.

Walt Adams made a motion to approve the application created by Lake House Grille, located at 2897 Lakeshore Drive under the tax map 251.10-3-48, as presented. One free-standing sign, lit with solar lighting with the condition of the removal of the floodlights.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Absent = 2 Motion carried.

OLD BUSINESS:

APPLICATION: SPR#5-2024 (COU)

APPLICANT: DENNIS QUIRK

TAX MAP: 264.06-2-11

ADDRESS: 33 SEWELL STREET

ZONE: COMMERCIAL MIXED USE

Applicant appeared before the Planning Board on April 17, 2024, and obtained partial approval to update the existing laundromat into housing. The partial approval only allowed interior renovations to be completed. The applicant was informed that they needed to submit more information before the exterior portion was approved. The applicant submitted a rendering that showed the updated exterior façade, location to where tenants can park, and details on landscaping.

Carol Sullivan asked who would be representing the 33 Sewell project. Dennis Quirk identified himself as the owner of the property. Carol Sullivan wanted to take a moment to discuss what was approved and what was discussed at the last meeting so there weren't any repetitive questions. While Carol Sullivan was confirming the information with Dennis Quirk, the Planning Board was reviewing the application and the April 17th meeting minutes.

Carol Sullivan asked Dennis Quirk for updates regarding his paving plan. She explained that at the last meeting, there was uncertainty on his end whether he was going to go that route or not. Dennis Quirk said he was still uncertain but would use the existing gravel until it was decided. Carol Sullivan then asked about the roof. Dennis Quirk indicated there would be no changes to that. Debonnay Meyers handed the Board the color sample to review as she only received one from the applicant. The Board reviewed the sample and handed it back to Carol Sullivan. Carol Sullivan asked Dennis Quirk what color the trim would be to which Dennis Quirk replied with white. Patricia Dow asked about the fencing. Dennis Quirk said it would be black. Patricia Dow asked if the fence would be solid. Dennis Quirk said it would be considered a porch rail, and the railing would not be solid as it would have spindles throughout. The Board wanted to go over the colors again to ensure they understood what color was going to be placed where. As there was confusion amongst the Board and Dennis Quirk, Dan Barusch took control of the conversation to gather clarification on the color of support posts. Dennis Quirk said those posts would be polished silver.

Patricia Dow lifted the rendering for Dennis Quirk to see and asked where the "polished silver" was so she would envision it. She pointed to several areas on the rendering and awaited a response. Dennis Quirk indicated one of the areas that Patricia Dow pointed out was concrete, and that would be painted with a decorative finish. Dean Howland took the time to show the Board what colors would be placed where on the rendering so that way there was no more confusion. Each time Dean Howland would show a location and mention a color, Dennis Quirk would confirm whether he was correct or not. There was confirmation that the spindles would be black, the trim and the concrete would be white, the support posts would be polished silver, and the siding would be gray.

Patricia Dow wanted to change the subject to talk about the exterior façade change. She explained that at the last meeting, the applicant expressed interest in updating the doors and windows. She asked if that was still something he would like to do. Dennis Quirk confirmed and clarified that the windows would change, not the doors. Carol Sullivan asked if these new windows would resemble the existing ones. Dennis Quirk replied with yes. Dennis Quirk wanted to add that the new windows would have white frames to match the white trim.

Patricia Dow lifted the previous rendering and the current rendering to Dennis Quirk and the Board. She expressed that there were discrepancies between the two renderings and wanted clarification on it. Dennis Quirk said everything they needed to know was in the rendering. Carol Sullivan said the matter was brought up because April's rendering showed only one window removal while the newest rendering showed two. Dennis Quirk said he was going to use April's plan. Carol Sullivan reviewed the rendering to see which window was removed. Dan Barusch said it would be the one in the front. Patricia Dow then wanted to question the windows near the sink. Dennis Quirk said those windows would be smaller than existing. Carol Sullivan reminded the Board that Dennis Quirk could do alter the size as long as the code allowed it. She explained that the County would be the ones who determine the eligibility and that this Board has no jurisdiction on that.

Patricia Dow shifted the subject to discuss the existing glass doors. Dennis Quirk said that the glass doors would change to metal doors. Patricia Dow asked if the location would remain the same and Dennis Quirk responded with yes. Patricia Dow said what they were talking about and what was presented to them didn't match. She compared both renderings and indicated on the west side, it showed a window in a spot where it shouldn't be. Dan Barusch reviewed both renderings and indicated that there would be no change to the back windows. The Board continued to express their confusion based on what was in front of them. Dan Barusch indicated that all the front windows were going to change and that the windows near the sink weren't there currently.

Dan Barusch lifted both renderings and asked Dennis Quirk if he would be able to submit a new rendering. He explained that having a rendering created by an engineer would alleviate the amount of confusion that's there tonight. Dennis Quirk said the rendering was more for the color, not for where everything was going to be. Dan Barusch said the rendering wasn't accurate to what was said, and it needs to be updated to reflect what's being done. Dennis Quirk retorted that he was just spending money to make the property look good. Dan Barusch indicated the Board had no concern about it not looking good; it was more of a request to have the rendering reflect what was talked about and unfortunately, the rendering shows hardly anything of what was discussed. Carol Sullivan took control of the conversation to further explain why they were requesting an updated rendition. She indicated that for the Board to approve the project and for filing purposes, they must have an accurate rendition of the project.

Carol Sullivan then turned to the Board and said she was going to open the floor for discussion. She asked if they felt they had enough information from the rendition to approve the project as is. She said the approval would include the color and the overall look of the building. Patricia Dow indicated she had a lot of unanswered questions that the renderings couldn't clear. She expressed her issues with the windows, the lack of details on the landscaping, and how the parking spaces decreased from nine to four. Dennis Quirk said he decreased as he felt two parking spaces per apartment was good enough. Carol Sullivan inquired about parking for the upstairs apartment. Dennis Quirk said there was room for them in the back. Patricia Dow expressed concerns about the lack of space in the back of the building. She indicated that with the boat and the barrel drums, there wouldn't be enough space for landscaping and for vehicles. Dennis Quirk said there wouldn't be any landscaping done back there.

Carol Sullivan halted the conversation to shift it back to what was originally discussed: the Board's thoughts on the matter. Dean Howland indicated that the color was okay, but he needed more information on the windows. Walt Adams stated that the rendition was confusing and that he did not feel comfortable approving it until he had more information about the windows. Patricia Dow said she needed more information and better rendition. Carol Sullivan then wanted to go over the landscaping portion of the project. Carol Sullivan asked Dennis Quirk to confirm the following: no landscaping in the back of the property, landscaping in the front of the property, and the switch from nine parking spaces to four for the two bottom apartments. Dennis Quirk said offering nine parking spaces was ridiculous and told the Board that he would increase it to six, if they want it to be that way. Patricia Dow indicated that the number of parking spaces wasn't the issue; it was more of trying to match what was said in the prior meeting and what was presented tonight.

Before Carol Sullivan could continue, Patricia Dow wanted to mention that typically the applicants would present a view of all the sides. She explained that the rendition provided tonight did not show the back or west side of the property and they need that to move forward with a decision. Carol Sullivan asked if there

would be any changes to the back to which Dennis Quirk said no. Carol Sullivan indicated that it also included window changes, and still Dennis Quirk said no. Carol Sullivan told the Board that a rendition showing the back of the property wasn't necessary, but a rendition showing the front, east, and west side was. Carol Sullivan redirected the conversation to talk about landscaping again. She lifted the rendition to ask what the green dots symbolized. Dennis Quirk responded with shrubs. Patricia Dow asked what the spiky shapes were as she explained she assumed it would be existing shrubbery.

Before Dennis Quirk could respond, Dan Barusch wanted to explain where Dennis Quirk got the rendition from. He explained that the rendition was from an old plan for the boat storage building next door. Dan Barusch indicated that the Lake George Park Commission requested a rendering for both parcels for that project; so, what Dennis Quirk did for this project was use that old plan and draw on it to make it work for this project. Patricia Dow asked if that shrubbery existed to this day. The Board couldn't answer Patricia Dow's question as they were unsure. Patricia Dow opened her Google Maps and looked up the address to find her answer. Dan Barusch and Patricia Dow concluded that those shrubs were not existing.

Carol Sullivan pulled the Board back to check to see where everyone was at, starting with Dean Howland and ending with Patricia Dow. Dean Howland said he would be okay with approving the color but wanted confirmation on a couple of items before deciding. Dean Howland asked if the windows in the bedroom would be double hung. Dennis Quirk replied with yes. Dean Howland asked the other Board members if he could borrow April's application so he could review it. Patricia Dow passed hers along for Dean Howland to review. While Dean Howland was reviewing both the application and the rendering, Carol Sullivan indicated she was under the assumption that the Board would still like an updated rendition of the exterior façade. Dennis Quirk muttered that updating the façade would make the appearance look better. Carol Sullivan did agree with what Dennis Quirk said, but she did want to explain that the Board does not mean to make this difficult. She explained that they need certain documents for them to move forward with this. Dennis Quirk asked the Board if they could just approve him today. Carol Sullivan told Dennis Quirk that she couldn't answer that until she hears from the other Board members; but based on how things were sounding, she wouldn't be surprised if only the color got approved.

Dennis Quirk expressed his frustration by indicating he didn't understand why the Board was targeting him when he just submitted a change of use request. Carol Sullivan told Dennis Quirk that his frustrations were being heard and she could understand why he felt that way; but she also wanted to explain the Board's perspective, so that way he had a better understanding of why they were requesting all this information. Dennis Quirk acknowledged Carol Sullivan's explanation and stated that she was right.

Carol Sullivan pulled the Board again and asked them to express their thoughts. Dean Howland and Walt Adams indicated that they had no issues with conditional approval. Carol Sullivan then asked Patricia Dow as Patricia Dow was the one who voiced several concerns throughout the meeting. Patricia Dow explained that she would prefer to have it approved as presented. She further explained that there were issues with several past applications, so she's reiterated very skeptical about approving a project without an accurate rendition. Dennis Quirk offered to supply a revised rendition to the Board to mitigate her concerns. Patricia Dow said if Dennis Quirk promised to provide everything requested by the Board to Dan Barusch, she wouldn't mind providing a conditional approval.

Carol Sullivan turned to Dennis Quirk and told him that the Board was willing to approve the application, but he had to follow the following conditions, such as: he must send Dan Barusch a revised rendition that

would showcase the new doors, windows, color(s) of the exterior façade, spindle details, spindle colors, and details regarding his plan on landscaping. Dennis Quirk assured the Board he would do that. Carol Sullivan stated that once the rendition was received by Dan Barusch, he then would circle it to the Board for them to review. When the Board has possession of the documents is when the final decision will be made. Carol Sullivan told Dennis Quirk that it was a nice gesture for the Planning Board to offer this as an option as this route would prevent him from attending a future meeting.

Before any talk of a motion was made, Patricia Dow wanted to inquire about the existing chimney. Dennis Quirk confirmed that it would remain and would continue to be functional.

Patricia Dow made a motion to approve the color and the condition he's going to come back for the tax map 264.06-2-11 at 33 Sewell Street. The color gray as presented for the walls, the support posts leading up to the porch, roof polished silver, black spindles, concrete painted white, and the large free-standing sign taken down and the sign off the building for laundromat removed also. The four parking spaces in front of the building and conditional on the application including more specifics of the windows sizes and placement as per the County code and the doors. Be more specific on the doors and the roof will remain the same. Chimney will remain there.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Absent = 2 Motion carried.

Carol Sullivan asked the Board how they felt about conditionally approving the application. She said the condition would require Dennis Quirk to provide more landscaping details for the property. Dean Howland said he wouldn't mind going that route. Dan Barusch said he wouldn't mind doing the same conditional process as it would be easier to keep track of it. Carol Sullivan turned to Dennis Quirk and told him that he had a lot of time to decide what species he would like on his property. She wanted to remind him that once the final decision was made, he must provide those details to the Board for approval.

Carol Sullivan made a motion to table the landscaping plan for Dennis Quirk, tax map 264.06-2-11, where he will come back with a more detailed landscaping plan of the type of shrubbery, how many, and the exact location.

Dan Barusch asked if she meant to approve the application with conditions, not table.

Carol Sullivan amended the motion to approve the landscaping plan with conditions for Dennis Quirk, tax map 264.06-2-11, where he will come back with a more detailed landscaping plan of the type of shrubbery, how many, and the exact location.

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Absent = 2 Motion carried.

APPLICATION: SPR#11-2024

APPLICANT: KICKING COUNTRY AND DILLIGAF – ROB LANGLEY

TAX MAP: 251.14-2-1

ADDRESS: 325 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval to update the exterior façade for their business, Kicking Country and their neighboring business, DILLIGAF. The update would include the addition of wood boards over the top portion of the building, starting from the top of the columns to the roof line. The boards would be stained to provide a dark oak-like finish to it. The project will cost the applicant \$10,000. Signs and awnings shown in the rendering for DILLIGAF will be presented in a future application.

Carol Sullivan asked who would be representing Kicking Country and DILLIGAF. Rob Langley identified himself as DILLIGAF's and Kicking Country's representative. Carol Sullivan asked if DILLIGAF had any intention on submitting sign applications anytime soon. Rob Langley said they were working on it and should submit them soon. Carol Sullivan informed the Board that all the signs shown in the rendering will not be reviewed at this Board meeting as those signs require separate applications. Carol Sullivan advised that she had no questions regarding the application and asked the Board to express their thoughts. Patricia Dow asked Carol Sullivan why she mentioned that. Carol Sullivan said there were signs shown in the rendition. Patricia Dow indicated that she recalled the Board reviewing Kicking Country's sign. Carol Sullivan confirmed Patricia Dow's statement, but said she was referring to DILLIGAF's signs. Patricia Dow asked for clarification on what the Board needs to look at. Carol Sullivan said they only need to look at the exterior façades for both businesses.

Carol Sullivan lifted the updated rendition and asked Rob Langley about the archway. Rob Langley said it would remain the existing cream color. Dean Howland asked if they had a solution to how they would maintain the boards. Rob Langley said he spoke with a contractor, and they assured him that they would seal the boards to prevent sun fading. Dean Howland explained that he was a contractor for most of his life, so that's why he was picking that portion apart. Dean Howland then asked if the stain would be semi-transparent or if it would be solid. Rob Langley responded with semi-transparent. Dean Howland said the semi-transparent would last around three years while the solid stain would last around five to seven years. Dean Howland asked Rob Langley if he understood what he was in for. Rob Langley said yes.

Dean Howland started providing alternative options as he felt the sun would speed up the deterioration. Rob Langley said the contractor told him that they would first measure cut the boards and then pre-stain them before installing them. Dean Howland told Rob Langley to ensure the contractor stains the backside of the boards, so it would last longer. Carol Sullivan agreed with Dean Howland and expressed her concerns about the stain not fading consistently. Dean Howland chimed in and said the east side would fade nicely while the south side wouldn't. Rob Langley assured the Board that he would work hard to make sure it was maintained properly. Carol Sullivan pulled the Board and asked them to express their thoughts about the maintenance issue. Dean Howland indicated it could be handled through property maintenance. Dan Barusch confirmed that it could be done that way. The Board asked for clarification. Dan Barusch explained that Jim Anagnos would keep track of who followed the rules and who didn't. For those who went against the rules, Jim Anagnos would send out a courtesy letter that would explain their violation. The Board felt that having Jim Anagnos handle that would be sufficient.

Carol Sullivan wanted to inform the Board that the awnings were already taken care of. She added that Bill Massry only wanted to change the color, so that could be approved tonight. Rob Langley said originally Bill Massry wanted bright red, but he convinced Bill Massry to tone it down to a dimmer color. Carol Sullivan expressed she had no issue with the color. She asked the Board for their thoughts. The Board had no objection.

Rob Langley wanted to discuss lighting as he wanted to mention that there would be no changes. Patricia Dow asked Rob Langley for further clarification. Rob Langley indicated that they would not use the goosenecks anymore. The Board questioned what he would use for lighting. Rob Langley responded with the existing lights near the roof. Dan Barusch found the lights Rob Langley was talking about in the rendering and lifted it up to show the Board. He said the lights were near the green trim. Carol Sullivan found the lights and said there would be four across the front and four across the side. Dan Barusch and the Board were sad to hear that the goosenecks were withdrawn as it would've made the façade much nicer. Patricia Dow asked Dan Barusch what the dark squares were. Dan Barusch replied with old sign backers. Carol Sullivan asked Rob Langley if they would be removed to which he replied yes.

Patricia Dow wanted to circle back to the awning conversation and inquired what existed currently. Dan Barusch and Rob Langley said folded up hunter-green awnings. Carol Sullivan reminded the Board that the awnings were pre-existing, so they could only focus on approving the color. Patricia Dow asked Dan Barusch if the awnings went over village property. Rob Langley said it wouldn't go over the sidewalk. Patricia Dow wanted to mention that she believed she never saw the awnings down. Rob Langley said he was under the assumption that they were put down when the sun hits the windows during certain times of the day.

Dean Howland made a motion to approve the wood siding and staining color and the maroon awnings on the south side of the building at tax map 251.14-2-1 which is 325 Canada Street. In addition, the goosenecks that are shown on the submittal pages will not be installed and they will use the existing lighting.

2nd MOTION: Carol Sullivan

Carol Sullivan	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Absent = 2 Motion carried.

Before the Board could move on to the next application, Rob Langley had a question about lighting. He asked if they had to obtain approval to change the bulb to a dimmer one. The Board said no and Carol Sullivan specified not to change the existing LED bulb to an even brighter bulb as that might trigger a possible violation. Dan Barusch wanted to inform the Board that the last item of the project would be DILLIGAF's signs. Rob Langley chimed in and stated that Bill Massry was working on it. Debonnay Meyers inquired if she needed to get another permission email from Bill Massry for the sign application to which Dan Barusch said no. Rob Langley asked when the deadline was for November's meeting. Dan Barusch told Rob Langley that they didn't have to rush it if they weren't ready. Dan Barusch offered to revisit and/or touch base in December to see how far along they are.

NEW BUSINESS:

APPLICATION: SPR#12-2024

APPLICANT: MAYARD CENTER – DOUG FROST

TAX MAP: 251.18-3-41

ADDRESS: 175 CANADA STREET

ZONE: COMMERCIAL MIXED USE

Applicant is seeking approval to update the exterior façade for their building, Mayard Center. The façade upgrade will only include painting over the existing brick using various colors in an alternating pattern. There will be no other changes. The colors picked are “stonybrook”, “midnight gray”, and “darkest night” and the estimated cost of the project will be \$2,000.

Carol Sullivan asked who would be representing Mayard Center. Doug Frost identified himself as the owner of the Mayard Center. Doug Frost informed the Board that he would not be moving forward with the previous apartment project. The Board asked why he couldn't. Doug Frost simply replied with the cost. Doug Frost continued to explain that he was really excited about uplifting his building, but he acknowledged that some factors were completely out of his control. Carol Sullivan asked Doug Frost to conduct his opening statement regarding the façade change. Doug Frost explained that the colors he chose would rotate to create a specific color pattern. He also added that the trim and the beams would match and would be the darkest color to bring it all together. Doug Frost also wanted to mention that the front of his building, on the Canada Street side, would be different because of the inverted beam. Doug Frost pulled out his phone and showed the Board the front side of his building. He told the Board that if he did black there, it would be too dark and wouldn't aid the appearance of the building. He suggested the beam be painted gray to make it stick out, but he expressed that he wasn't sure if that was the right move.

He then asked the Board for their input. The Board offered to help but needed further clarification as to what areas needed to be reviewed. Doug Frost showed them what areas were definite and then showed them what areas needed their review. Doug Frost asked the Board to pardon his action of painting a small portion of his exterior façade; but he stated if he didn't do it, he wouldn't have known to go this route. Carol Sullivan asked Doug Frost if he was happy with the design choice and Doug Frost confirmed. He said he had to see it in person before going before the Board.

Doug Frost steered the Board back to the initial conversation; their input. Doug Frost provided them with several different color combos to choose from. Before picking a combo, the Board asked how they could determine what brick got what color. Brianna Roush chimed in indicating that she painted each brick, so she would know the pattern. Patricia Dow suggested not doing the three colors rhythmically as that may bring too much attention to the front of the building; but she did suggest doing the dark gray and black combo then sporadically do the white color. Carol Sullivan asked if that was what they wanted to do. Doug Frost said he wouldn't mind doing it that way if that was what they wanted.

Brianna Roush wanted to ask a question before any decisions were made. She said what she would do would be to paint the whole front of the building first as the lines between the bricks need a coat of paint to remove the existing yellow hue. She explained that if they followed Patricia Dow's suggestion, the lines and the bricks would be gray for majority of the building. So, she then asked the Board if they would like the white color or the gray color for the lines. She concluded her point by saying that if they chose

gray for the lines, they would need a new color sequence as the gray color would overshadow the other colors. Doug Frost offered to widen his color choices to other colors than the ones presented. Carol Sullivan asked the Board if they wanted to still do the two colors. Patricia Dow chimed in and said she wasn't against using all three colors. She was just leaning towards a less contrasting building. Doug Frost said he liked Patricia Dow's suggestion and wanted to do that. He also wanted to mention that he would be adding a brick stain so that way it wouldn't fade or peel as easily.

Carol Sullivan wanted to discuss everything that was talked about so that way everybody was on the same page. She asked Doug Frost to confirm that he would be using the "midnight gray" as a base and use the "darkest night" and the "stonybrook" in various areas. Doug Frost agreed to those terms as he felt that it would be a great improvement. The Board all agreed that doing that pattern would make the building look nice. The Board asked him what would be done on the alleyway side. Doug Frost said it would be painted dark gray. Carol Sullivan inquired if he planned to change his sign. Doug Frost replied with no and stated that it was in immaculate condition. Carol Sullivan said the building looked a little off to her. Doug Frost pointed out that there were missing letters that spelled out "Mayard Center" on the stone and then asked her if that was what was throwing her off. Carol Sullivan replied yes and asked if he planned to replace the missing letters. Doug Frost said he had been working on it for several years and hadn't received them yet. Carol Sullivan asked what material they were made out of and Doug Frost replied with black iron.

Carol Sullivan pulled the Board in for a discussion regarding the motion. She said it was to go over what was discussed thus far and to go over each element of the façade change project. Doing that would ensure all Board members and Doug Frost were on the same page, but to also see what the Board would like to include in the motion.

Carol Sullivan made a motion to approve the façade change at 175 Canada Street, tax map number 251.18-3-41. This pertains to the front of the building and the alley in the parking lot and the backside on Ottawa Street. The base will be "midnight gray", and the accent colors will be "darkest night" and "stonybrook". The beams will be black, the fascia board will be black, the front beam on the front of the building will be "midnight gray" and the rear beam on Ottawa Street will be "midnight gray" and the soffits will be "stonybrook". And the Iroquois alleyway will be one solid color which will be "midnight gray".

2nd MOTION: Patricia Dow

Carol Sullivan	Patricia Dow	Walt Adams	Dean Howland
Aye	Aye	Aye	Aye

Aye = 4 Nays = 0 Absent = 2 Motion carried.

Motion to adjourn by Carol Sullivan at 6:14 pm., seconded by Patricia Dow, and unanimously carried.

Respectfully submitted,

Debonnay Meyers

Debonnay Meyers